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FOR SALE

3-7 Glenmachan Place, Boucher Rd, Belfast, BT12 6QH

Prime Showroom / Trade Counter Extending to c. 24,004 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

Boucher Road is one of Northern Ireland's premier trade counter and retail warehousing destinations and a popular warehouse, office and food / beverage location situated c. 2.5 miles south west of Belfast City Centre and benefitting from ease of access to the M1 Motorway via the Broadway and Stockman's Lane Roundabouts and the M2 via A12 Westlink.

The subject property is situated on Glenmachan Place at the bottom of Tates Avenue and just 0.2 miles from the Westlink. Neighbouring occupiers.

DESCRIPTION

The subject comprises showroom / trade counter accommodation situated on a self-contained site.

The building is of steel portal frame construction with part facing brick / part clad external walls.

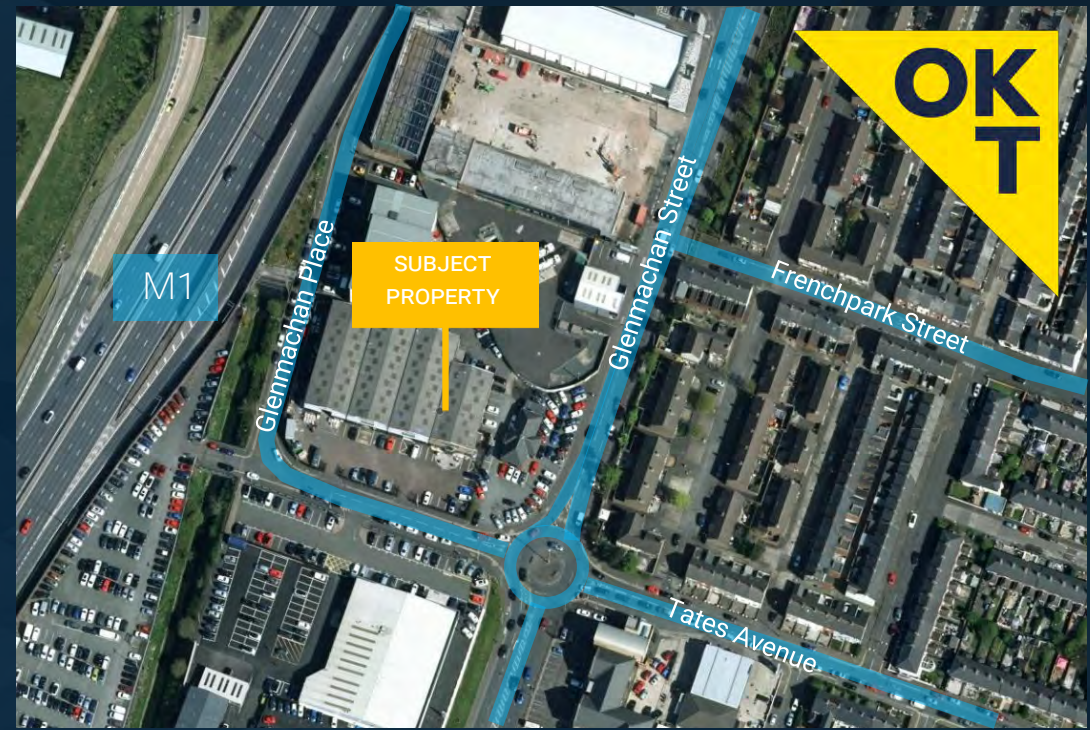
Internally the building is laid out to provide showroom, warehouse, and office accommodation.

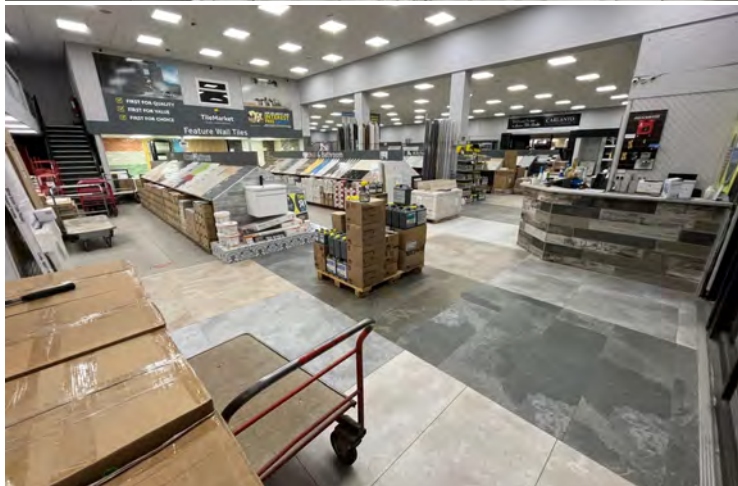
The showroom accommodation is arranged over two levels and is finished to a high standard to include painted and plastered walls, tiled / carpeted flooring and LED lighting. The warehouse has a minimum eaves height of 5.5m, a maximum eaves height of 7m and a 5m high roller shutter door. The office accommodation is finished to include painted and plastered walls and carpeted floors.

Externally the site is securely fenced and gated and is laid in tarmacadam with ample area for marshalling and parking. The yard extends to the rear providing an area for further parking / external storage.

ACCOMMODATION

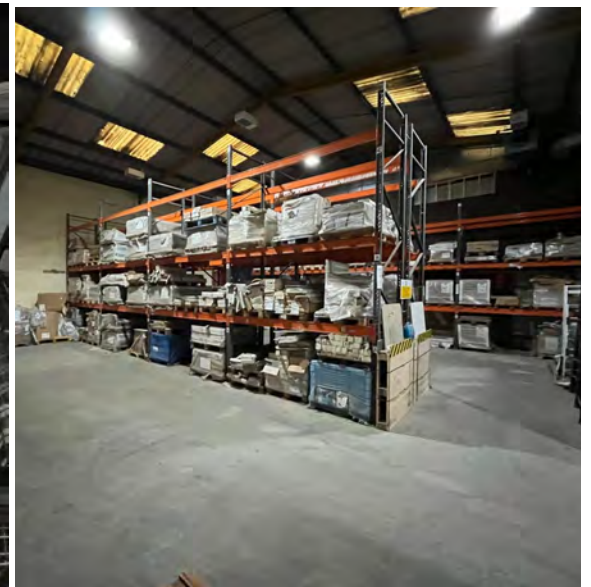
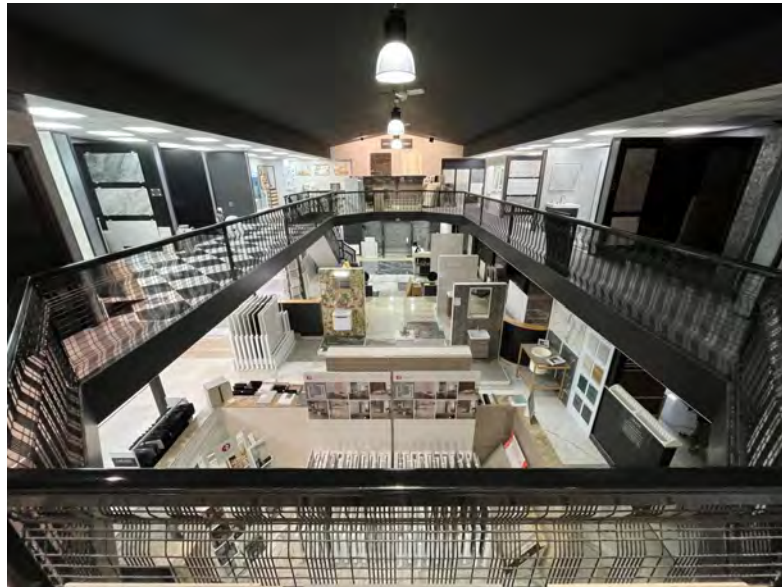
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse	c. 698 sq m	7,513 sq ft
Showroom	c. 1,014 sq m	10,914 sq ft
Offices	c. 35 sq m	372 sq ft
Kitchen	c. 13 sq m	139 sq ft
Store	c. 10 sq m	112 sq ft
FIRST FLOOR		
Showroom	c. 226 sq m	2,433 sq ft
Offices	c. 212 sq m	2,282 sq ft
Store	c. 22 sq m	241 sq ft
TOTAL ACCOMMODATION	c. 2,230 sq m	24,004 sq ft





3-7 Glenmachan Place, Boucher Rd, Belfast

Prime Showroom / Trade Counter Extending to c. 25,934 sq ft





DONNELLY
HONDA

TESLA

AGNEW AUTO
EXCHANGE

AGNEW
VOLKSWAGON

HOWDENS

SUBJECT
PROPERTY

SERE CUPRA

AGNEW
LEASING

NEIGHBOURING OCCUPIERS

3-7 Glenmachan Place, Boucher Rd, Belfast

SALES DETAILS

PRICE: Offers over £1,200,000

TITLE Long leasehold - further details on request.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £140,000

Estimated rates payable in accordance with LPS Website: £83,910.68

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10036



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.